

Multifamily Lighting Upgrade Saves 206,000 kWh Annually for a 2.5 Year Project Payback

The customized building-wide lighting upgrade also securely obtained \$13,000 in funding from local utility



Multifamily

Property Profile

- Location: Spuyten Duyvil, The Bronx
- Square Footage: 231,000
- Floors: 15
- Year Built: 1962
- Building Type: Cooperative

Services

- Lighting
- Project Construction Management
- Rebates & Incentives
- Energy Audit

Project Achievements

- Total Rebate: \$13,000
- Annual Energy Cost Savings: \$41,000
- Project Payback: 2.5 Years
- Annual Energy Savings: 206,000 kWh

Project Highlight

Building-wide lighting upgrade pays for itself in just 2.5-years

Located at 2621 Palisade Avenue in the Riverdale section of The Bronx, NY, this 231,000 sqft multifamily building was equipped with energy intensive lighting that tended to quickly burn-out, requiring constant replacement of the bulbs by the building's maintenance staff. In order to reduce both operating and energy costs, the facility decided to hire EN-POWER GROUP to design and oversee an LED lighting upgrade project throughout its residential common areas, stairwells, mechanical rooms, interior parking garage, and exterior.

To help the cooperative multifamily building reduce its electricity costs, EN-POWER GROUP assisted the building from concept to completion. First, we performed a lighting study throughout the building's interior and exterior. This walkthrough audit enabled our experts to

understand the condition of each existing fixture as well as the lighting needs of each common area space. Using this information, we created a lighting energy model for the entire building that included each individual light fixture to capture current and projected energy consumption and light quality.

To achieve further energy savings, LED bi-level fixtures were selected for installation in the residential hallways, interior parking garage, and stairwells. These fixtures are very energy efficient as they operate at a low-output when an area is unoccupied and increase to full-output once motion is detected. The project received \$13,000 from ConEdison's Multifamily Energy Efficiency Program (MFEED) and saves the building \$41,000 each year.